Approved

Commissioners Court

JUN 12 2017

REQUEST FOR AGENDA PLACEMENT FORM

Submission Deadline - Tuesday, 12:00 PM before Court Dates

SUBMITTED BY:David Disheroon **TODAY'S DATE: 06/05/2017**

DEPARTMENT: **Public Works**

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: **06/12/2017**

SPECIFIC AGENDA WORDING: Consideration to approve the final plat of Cindy's Addition, Lots 1 and 2, Block 1. Located in Precinct 3.

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 15 minutes

(Anticipated number of minutes needed to discuss item)

ACTION ITEM: X
WORKSHOP _____
CONSENT: _____
EXECUTIVE: _____

STAFF NOTICE:

COUNTY ATTORNEY:
AUDITOR: _____
PERSONNEL: _____
BUDGET COORDINATOR:
IT DEPARTMENT:
PURCHASING DEPARTMENT: _____
PUBLIC WORKS: _____
OTHER: _____

*************This Section to be Completed by County Judge's Office*************

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date_____

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1-17-27807

Indemnity
The property developer submitting this plat to Johnson County for approval and the owner of the property the subject of this plat do hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Com missioners, officials, and employees of Johnson County from any and all claims or damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

BUILDING LINES:
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS).
15' FROM REAR LOT LINE.
15' FROM LOT LINE ON SIDES.

UTILITY EASEMENT:
15' FROM LOT LINE IN FRONT & BACK.
5' FROM LOT LINE ON THE SIDES.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS NO. 48251 C 0250 J, REVISED DECEMBER 4, 2012, THIS PROPERTY APPEARS TO BE IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOOD PLAIN).
THE ABOVE REFERENCED FEMA INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE WHICH COULD BE FLOODED BY SEVERE CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS, OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

RIGHT-OF-WAY DEDICATION.
30 ' FROM CENTER OF ROAD ON A COUNTY ROAD OR IN A SUBDIVISION.

It is a Criminal Offense punishable by a fine up to $ 1000.00, confinement in the county jail for up to 90 days or by both fine and confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other executory contract to convey that is delivered to a purchaser unless the plat or replat of the subdivision is approved and is filed for records with the Johnson County Clerk. However, said description may be used if the conveyance is expressly contingent on approval and recording of the final plat and the purchaser is not given use or occupancy of the real property conveyed before the recording of the plat.

A purchaser may not use or occupy property described in a plat or replat of a subdivision until such time as the plat is filed for record with the county clerk's office of the Johnson County Clerk .

THE STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS I, C. Paul Keefer, being the owner of the following described tract of land to wit:

Being a 6.00 acre tract of land out of the WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327, Johnson County, Texas, and being the same tract conveyed to C. Paul Keefer by Instrument No. 2015-16828, County Clerk Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron pin found of the northeast corner of said Keefer tract and in the north line of County Road No. 505, said pin also being the most north northwest corner of a tract of land conveyed to Juan J. Armendariz by Instrument No. 2015-9009, County Clerk Records, Johnson County, Texas;

THENCE South 30 degrees, 00 minutes, 00 seconds East, along a common line of said Keefer and Armendariz tracts, 625.13 feet to a 5/8 inch iron pin found for corner at the Southeast corner of said Keefer tract and an ell corner of said Armendariz tract.

THENCE South 60 degrees, 00 minutes, 00 seconds West, along a common line of said Keefer and Armendariz tracts, 417.42 feet to a 5/8 inch iron pin found for corner at the southwest corner of said Keefer tract and an ell corner of said Armendariz tract and also being in the easterly line of a tract of land conveyed to Jimmy E. Watkins , et ux, by Instrument No. 2011-16195, County Clerk Records, Johnson County, Texas;

THENCE North 30 degrees, 00 minutes, 00seconds West, along the common line of said Keefer and Watkins tracts, 625.13 feet to a 5/8 inch iron pin found at the northwest corner of said Keefer tract and the northeast corner of said Watkins tract and also being in the northerly line of said County Road No. 505;

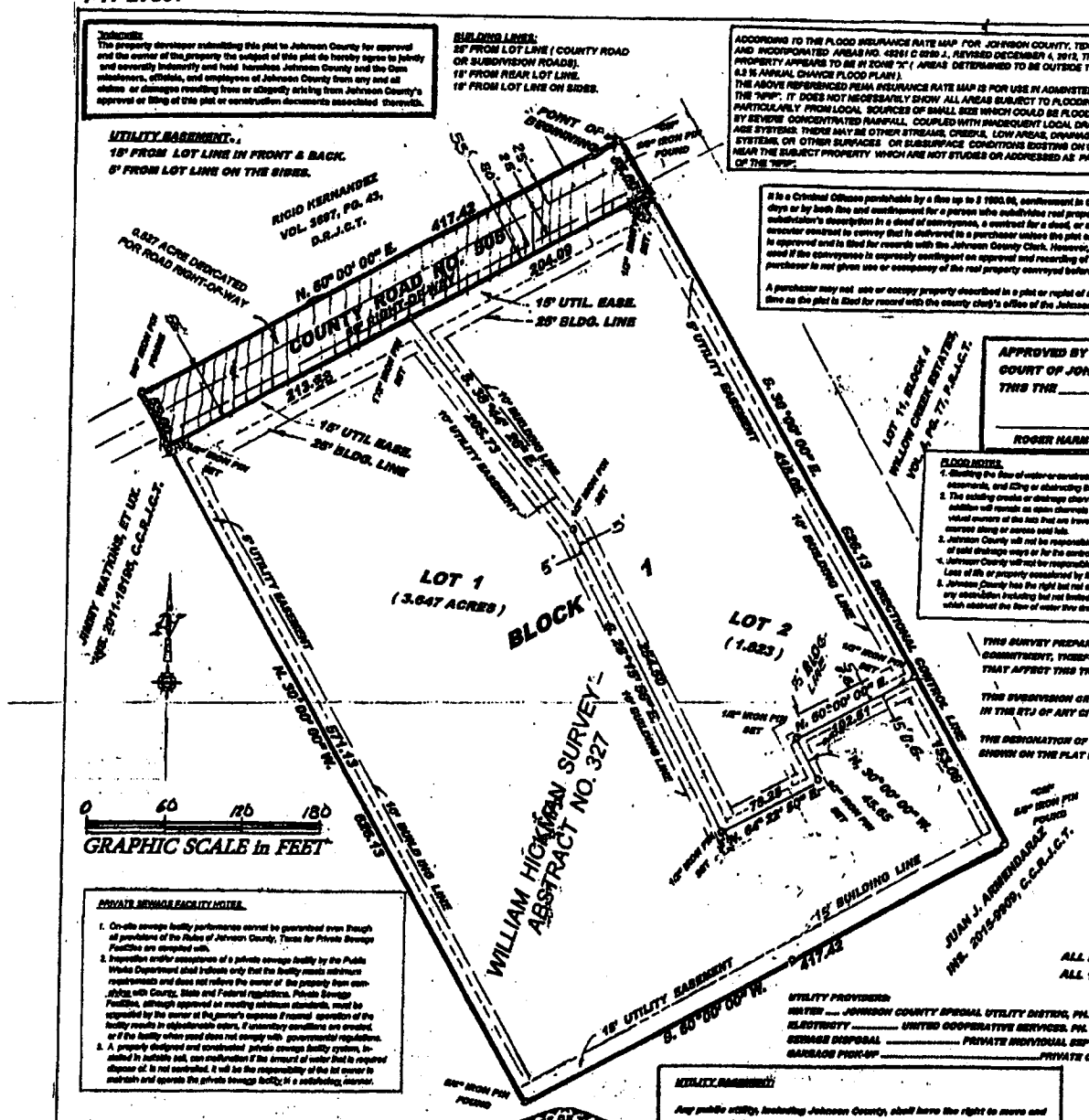
THENCE North 60 degrees, 00 minutes, 00 seconds East, along the northerly line of said Keefer tract and said county road, 417.42 feet to the POINT OF BEGINNING and containing 6.00 acres of land.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS
That C. Paul Keefer, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as CINDY'S ADDITION, an addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown hereon.

C. Paul Keefer, Owner — Date: 5-31-17

SWORN AND SUBSCRIBED BEFORE ME BY C. Paul Keefer
THIS THE 31st DAY OF May, 2017.

Brenda Roller
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 2-22-20



APPROVED BY THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS, , THIS THE _____ DAY OF _____, 2017.

_____
ROGER HARMON, COUNTY JUDGE

FLOOD NOTES:
1. Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstructing the floodway is prohibited.
2. The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lots that are traversed by or adjacent to drainage courses along or across said lots.
3. Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of water.
4. Johnson County will not be responsible for any damage, personal injury or Loss of life or property occasioned by flooding of flood conditions.
5. Johnson County has the right but not a duty to order onto property and clear any obstruction including but not limited to trees, plants, dirt, or buildings which obstruct the flow of water thru drainage easements.

THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS TRACT THAT ARE NOT SHOWN.

THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED IN THE ETJ OF ANY CITY OR TOWN.

THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON THE PLAT IS SINGLE FAMILY RESIDENTIAL.

Duties of Developer/Property Owner.
The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to comply with all local, state or federal law of the jurisdictions in which the property is located.
The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to any adjacent or downstream property owner or impose, impute or transfer any duty or liability to Johnson County, its Commissioners, officials or employees of Johnson County.
Johnson County makes no representation that the creeks, streams, drains, drainage channels or other drainage structures, ditches, or features portrayed hereon are actually existing on the property portrayed by this plat. Do not violate the statutes or common law of an incorporated city, Johnson County, the State of Texas, or the United States.
Johnson County is relying upon the surveyor whose name is affixed hereon to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

LOCATION MAP
NOT TO SCALE

ALL 5/8 INCH IRON PINS FOUND ARE CAPPED D&S1799
ALL 1/2 INCH IRON PIN SET ARE CAPPED RPLS 1599

PRIVATE SEWAGE FACILITY NOTES.
1. On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewage Facilities are complied with.
2. Inspection and/or acceptance of a private sewage facility by the Public Works Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private Sewage Facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations.
3. A properly designed and constructed private sewage facility system, installed in suitable soil, can malfunction if the amount of water that is required dispose of, is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

UTILITY PROVIDERS:
WATER ..... JOHNSON COUNTY SPECIAL UTILITY DISTRICT, PH. 817-760-5970.
ELECTRICITY ..... UNITED COOPERATIVE SERVICES. PH. 817-558-0000.
SEWAGE DISPOSAL ..... PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
GARBAGE PICK-UP ..... PRIVATE CONTRACTOR.

UTILITY EASEMENT
Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths, or improvements which in any way endanger or interfere with the construction or maintenance, or efficiency of its respective systems in any of the easements shown on the plat, and any public utility including Johnson County, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

I, F. J. Dunaway, Registered Professional Land Surveyor No. 1599, do hereby certify that I prepared this plat from a survey made on the ground under my personal supervision and the corner monuments are as shown.

F. J. Dunaway — Date: 1/13/17

STATE OF TEXAS
F. J. DUNAWAY
1599
LAND SURVEYOR

OWNER:
C. PAUL KEEFER
P. O. BOX 369,
VENUS, TEXAS, 76084.
PHONE: 817-926-1545

PLAT RECORDED, DATED _____, 2017.
PLAT RECORDS, JOHNSON COUNTY, TEXAS.
VOL. _____, PG. _____, SLIDE _____
_____
COUNTY CLERK

FINAL PLAT SHOWING
LOTS 1 AND 2, BLOCK 1,
CINDY'S ADDITION.
A SUBDIVISION OF A 6.00 ACRE
TRACT OF LAND OUT OF THE WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327, JOHNSON COUNTY, TEXAS.
SCALED 1 INCH = 60 FEET

TRIANGLE SURVEYING COMPANY
P. O. Box 846, Burleson, Texas, 76097
Phone: 817-295-1148
REGISTERED FIRM NO. 10094100

1/13/17